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Warranty Deed in Trust

ILLINOIS



Doc# 1913434087 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/14/2019 04:13 PM PG: 1 OF 5

Above Space for Recorder's Use Only

THE GRANTOR(S), **EVA L. HERRERA**, divorced and not since remarried, of 608 Briarwood Ave., Romeoville, Illinois 60446, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) unto (*name and address of Grantee*)

EVA L. HERRERA, of 608 Briarwood Ave., Romeoville, Illinois 60446, **AS TRUSTEE OF**, and under the provisions of, the **EVA L. HERRERA REVOCABLE TRUST dated JULY 30, 2017**, and unto all and every successor or successors in trust or successor Trustee or Trustees under said trust agreement,

the following described real estate situated in Cook County, Illinois to wit:

See attached "Exhibit A" for Legal Description attached hereto and made a part hereof,

Permanent Index Number(s): 19-14-411-012-0000

For the property commonly known as: 6035 S. Spaulding Ave., Chicago, Illinois 60629

together with the tenements and appurtenances thereunto belonging, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois,

SUBJECT TO: General taxes for 2018 and subsequent years; covenants, conditions and restrictions of record, if any;

Property is not homestead property.

This Transfer is Exempt under provision of sec. 31-45(e) of the Real Estate Transfer Tax Law, 35 ILCS 200/31- 45(e).

Date May 12, 2019 Signature *Eva L. HERRERA*
Buyer, Seller, or Representative

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth. The terms and conditions appearing on the following pages of this instrument are made a part hereof.

Additional pages follow and are attached hereto and made a part hereof.

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Full power and authority are hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statutes in such case made and provided.


And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.

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In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is May 12, 2019.


(SEAL) EVA L. HERRERA

REAL ESTATE TRANSFER TAX		14-May-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

19-14-411-012-0000 | 20190501671169 | 1-669-265-312

* Total does not include any applicable penalty or interest due.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EVA L. HERRERA, divorced and not since remarried, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal on MAY 12, 2019.



Notary Public





My Commission Expires 04/28/2021

Trustee Acceptance.

The foregoing transfer of title and conveyance is hereby accepted by EVA L. HERRERA, of 608 Briarwood Ave., Romeoville, Illinois 60446, as Trustee of, and under the provisions of, the EVA L. HERRERA REVOCABLE TRUST dated JULY 30, 2017.

Signature line: , Trustee, aforesaid.

This instrument was prepared by: Victor R. Fernandez 5054 W. Irving Park Road Chicago, Illinois 60641	Send subsequent tax bills to: Eva L. Herrera 608 Briarwood Ave., Romeoville, Illinois 60446	Mail recorded document to: Eva L. Herrera 608 Briarwood Ave., Romeoville, Illinois 60446
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REAL ESTATE TRANSFER TAX		14-May-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-14-411-012-0000 20190501671169 2-101-415-840		

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EXHIBIT A

LEGAL DESCRIPTION

For the premises commonly known as:

6035 S. Spaulding Ave., Chicago, Illinois 60629.

Permanent Real Estate Index Number(s):

19-14-411-012-0000

Legal Description:

Lot 286 in First Addition to Burr Ellyn, a Resubdivision in the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 14, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his or her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: May 12, 2019

Signature: Eva L. Herrera
Grantor or Agent (Eva L. Herrera, individually)

Subscribed and sworn to before me by the said Grantor on this May 12, 2019.

Victor R. Fernandez
Notary Public



The GRANTEE or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois

Dated: May 12, 2019

Signature: Eva L. Herrera
Grantee or Agent (Eva L. Herrera, as Trustee)

Subscribed and sworn to before me by the said Grantee on this May 12, 2019.

Victor R. Fernandez
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)